091.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,800 / 723,800
					USE VALUE:	723,800 / 723,800
					ASSESSED:	723,800 / 723,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALARNEAU WILLIAM A JR & MARY
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	15 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALARNEAU WILLIAM A JR-ETAL -
Owner 2:	GALARNEAU MARY A -
Street 1:	15 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Clapboard Exterior and 1563 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8258.000	245,700	10,700	467,400	723,800
Total Card	0.190	245,700	10,700	467,400	723,800
Total Parcel	0.190	245,700	10,700	467,400	723,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.23 /Parcel: 463.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58546

GIS Ref

GIS Ref

Insp Date 11/20/18

!7390!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,700	10700	8,258.	467,400	723,800		Year end	12/23/2021
2021	101	FV	236,400	10700	8,258.	467,400	714,500		Year End Roll	12/10/2020
2020	101	FV	236,400	10700	8,258.	467,400	714,500	714,500	Year End Roll	12/18/2019
2019	101	FV	198,100	10700	8,258.	474,100	682,900	682,900	Year End Roll	1/3/2019
2018	101	FV	198,100	10700	8,258.	353,900	562,700	562,700	Year End Roll	12/20/2017
2017	101	FV	198,100	10700	8,258.	320,500	529,300	529,300	Year End Roll	1/3/2017
2016	101	FV	198,100	10700	8,258.	307,200	516,000	516,000	Year End	1/4/2016
2015	101	FV	197,100	10700	8,258.	260,400	468,200	468,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:29:43

LAST REV

Date	Time
11/17/21	10:21:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7390

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALARNEAU WILLI	57311-243		8/18/2011	Convenience	1	No	No		
	13567-221		10/1/1978		45,000	No	No		Y

USER DEFINED

Prior Id # 1:	58546
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2016	372	Wood Dec	3,000					replace deck
7/18/2003	584	Redo Kit	2,500			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
11/4/2008	Meas/Inspect	294	PATRIOT
3/10/2000	Meas/Inspect	263	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8258		Sq. Ft.	Site		0	70.	0.81	5									467,419						467,400	

Total AC/HA:	0.18958	Total SF/SM:	8258	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	467,419	Spl Credit		Total:	467,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	134.719
Other Features:	74299
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	301810
Depreciation:	56137
Depreciated Total:	245674

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

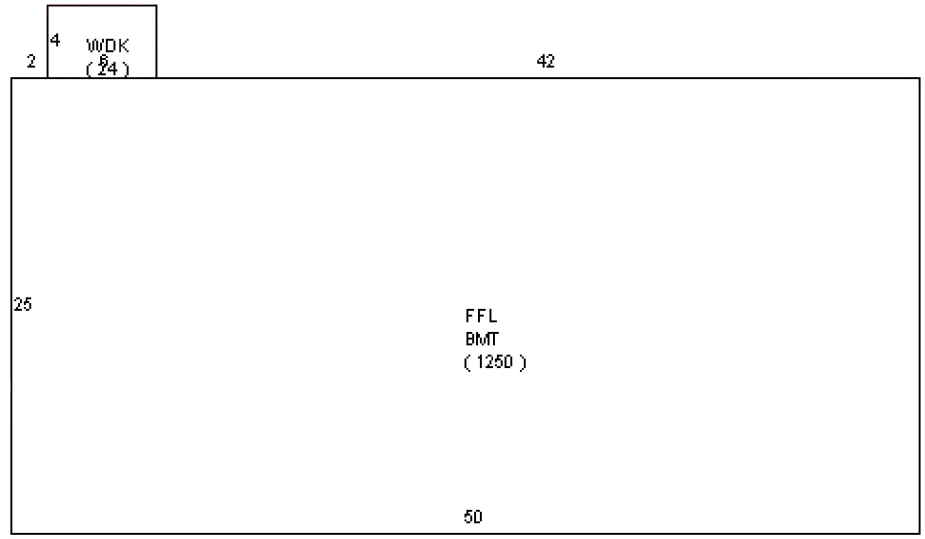
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.72
Special Features:	0	Val/Su Net:	97.35
Final Total:	245700	Val/Su SzAd	196.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,250	46.980	58,729
FFL	First Floor	1,250	134.720	168,399
WDK	Deck	24	15.970	383

Net Sketched Area:	2,524			Total:	227,511
Size Ad	1250	Gross Area	2524	FinArea	1563

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	24X24	G	GD	1960	26.59	T	30	101			10,700			10,700
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	10,700	Total Special Featues:		Total:	10,700